



COMMUNITY PRESERVATION
APPLICATION FOR FUNDING

2021 APR 14 A 9:49

PROJECT CONTACTS

Applicant Name: Jesse Gordon

Applicant phone: (617) 320-6989

Email: jessejordan@aol.com

RANDOLPH
TOWN CLERK/REGISTRAR

Group or Committee Affiliation (if any): Randolph United Contact Person/Project Director: Jesse Gordon

Names of governing board, trustees or directors: Randolph United PAC

Federal Tax ID (if non-profit) 83-1263614

PROJECT INFORMATION

Project Name: Powers Farm Signage

Project Category: ☐ Historic ☐ Open Space ☐ Housing ☒ Recreation

Site Address: North Main Street

Property Owner Conservation Commission

Projected Cost of Project: \$ 3,500.00

Summary Project Description:

Add signage to the secondary entrances to Powers Farm, including at roadside entrances to footpaths leading to Powers Farm, and signage within Powers Farm indicating secondary exits.

Applicant Signature: Jesse Gordon

Date: 4/13/21
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8/5/19)

NOTE: Tax & utility payments MUST be up-to-date for an application to be reviewed

RANDOLPH
TOWN CLERK/REGISTRAR

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COMMUNITY PRESERVATION APPLICATION FOR FUNDING

*Each section below **MUST** be completed for all funding requests*

Scope/ Concept of Project:

Powers Farm has five "secondary entrances" that are either unmarked or poorly marked. This project proposes to add signage at each of the five secondary entrances, and on streets and footpaths leading to those secondary entrances. The "main entrance" of Powers Farm on North Main Street is well-marked with welcoming signage. This project would add to the existing signage by indicating, from within the park, the secondary exits, and from outside the park, the secondary entrances.

Goal(s): Provide a list of broad goals of the proposed project

Increase public access and public usage of Powers Farm, and public access and public usage of the footpaths leading to the park. This would increase the "passive recreational" use of the park and its surroundings, especially pedestrian walk-throughs and bicycle ride-throughs due to the increased public awareness of alternative routes.

Success: How will the success of this project be measured?

Success can be measured by the completed installation of a dozen signs, within the park and leading to the park, inviting more public usage. The number of visitors to Powers Farm, and to the surrounding pathways, should increase as a result.

Projected Action Plan and Timeline: Include project critical elements, expected expenditures, receipt of other funds/revenues.

See attached Action Plan for 9 signage locations, including suggested text. Available for download at: www.jessejordan.com/Powers_Farm_Signage.doc

See attached PowerPoint presentation for photos of all 9 signage locations. Available for download at: www.jessejordan.com/Powers_Farm_Signage.ppt

See attached map of the geographical locations of all 9 signage locations. Available for download at: www.jessejordan.com/Powers_Farm_Signage.jpg

Evaluation: Describe how you will monitor progress toward meeting the stated goals.

Count new signs installed.

Stewardship: Indicate how the project will be maintained after CP funds have been spent. Provide a 5 year plan.

Like all street signs, these new signs may require periodic maintenance. We suggest adding them to the list of street signs that the recreation department and highway department already monitor and repair as-needed.

Budget Describe expected project costs including such things as personnel costs, operating expenses such as printing, postage, etc. Provide quotes (**Refer to application bid requirements on page 1**).

Expected expenditure for printing weatherproof signage is approximately \$25 per sign for 13 signs, totaling \$325.

Expected expenditure for installing the signs is approximately \$150 per signpost, for 11 signposts (some signposts have two signs on them), totaling \$1,650. The installation cost would be for recreation department staff (or town highway staff) to install the signposts and affixing the signs.

Funding: Detail additional funding sources that are available, committed or under consideration.

Randolph United has allocated funds for the purpose of printing signs (\$325). We are willing to contribute to fund the town's usual sign-printing process. Alternatively, we are willing to print the signs ourselves, via an outside contractor, according to the town's specifications for materials, lettering, etc.

Relevance: Indicate how the project is important and relevant to the current and/or future needs of the Town.

Powers Farm is extremely popular for residents and non-residents alike. The existing asset of the park would be more utilized, by increasing multiple recreation use such as more pedestrian and bicycle access, and cross-county skiing access in the winter. The existing public users of the footpaths are typically nearby residents "in the know" about the secondary entrances, who use the footpaths for a daily exercise route on foot or on bike. The proposed project would expand usage to many more users of the Powers Farm, who would spot the new signs and follow them to their destination. Overall, adding inviting signage would promote the greater use of existing footpaths, and existing rights-of-way and corridors -- those existing amenities are currently under-utilized because their public status is insufficiently well-known.



COMMUNITY PRESERVATION APPLICATION FOR FUNDING

Support: Describe the level of support for this project. Include any letters/petitions.

Randolph United will contribute funding.
See cover letter.

Restrictions: Provide proposed deed restriction language. Note that funds will not be released until a deed restriction is in place.

None needed - all town-owned.

Support Documents: Provide maps, existing & proposed site/floor plans, professional renderings for the property and/or structures affected.

See attached summary list of 9 signage locations, map, and PowerPoint images. Available online at www.jessejordan.com/Powers_Farm_Signage.htm

Other(if applicable): Documentation that applicant has control over the site (P&S, option, deed); evidence that the project is in compliance with the zoning ordinance, other laws or regulations; evidence that the proposed site is free of hazardous materials.

COMMUNITY PRESERVATION COMMITTEE USE:

Received On: ____/____/____

Reviewed On: ____/____/____

Determination: _____

Date to Town Council: ____/____/____ CPC Chair: _____

"Attached original cover letter"

Powers Farm Signage proposal

Aug 5, 2019

To the Randolph Community Preservation Committee –

We would like to propose additional signage at Powers Farm, for the purpose of increasing public access to one of Randolph's best public amenities. I introduced this idea to Town Councilor Arthur Goldstein, who suggested that the Community Preservation Committee would be the appropriate venue to discuss this proposal. Accordingly, We attach a CPA Application for FY20. Could you advise me when is the next Committee meeting, so that we can be present for the CPC review?

See following Action Plan for 9 signage locations, including suggested text of each sign.
Available for download at: www.jessegordon.com/Powers_Farm_Signage.doc

See attached PowerPoint presentation for photos of all 9 signage locations. Available for download at: www.jessegordon.com/Powers_Farm_Signage.ppt

See attached map of the geographical locations of all 9 signage locations. Available for download at: www.jessegordon.com/Powers_Farm_Signage.jpg

All of this proposed signage is intended to make Powers Farm more accessible to the public, in particular to newcomers to Randolph who would not otherwise know about these recreational opportunities. The result, I believe, would be greater usage of Powers Farm by pedestrians and bicyclists and cross-country-skiers as an exercising route, or as a central point en route to other recreational resources, or just as a shortcut home. They're all pretty inexpensive – just signs.

Sincerely,


Jesse Gordon
52 West St.
(617) 320-6989
jesse@jessegordon.com

Representing Randolph United PAC and
Our Revolution-Massachusetts (ORMA-Randolph)

"Attached Action Plan"

Powers Farm Signage proposal: Action Plan

Aug 5, 2019

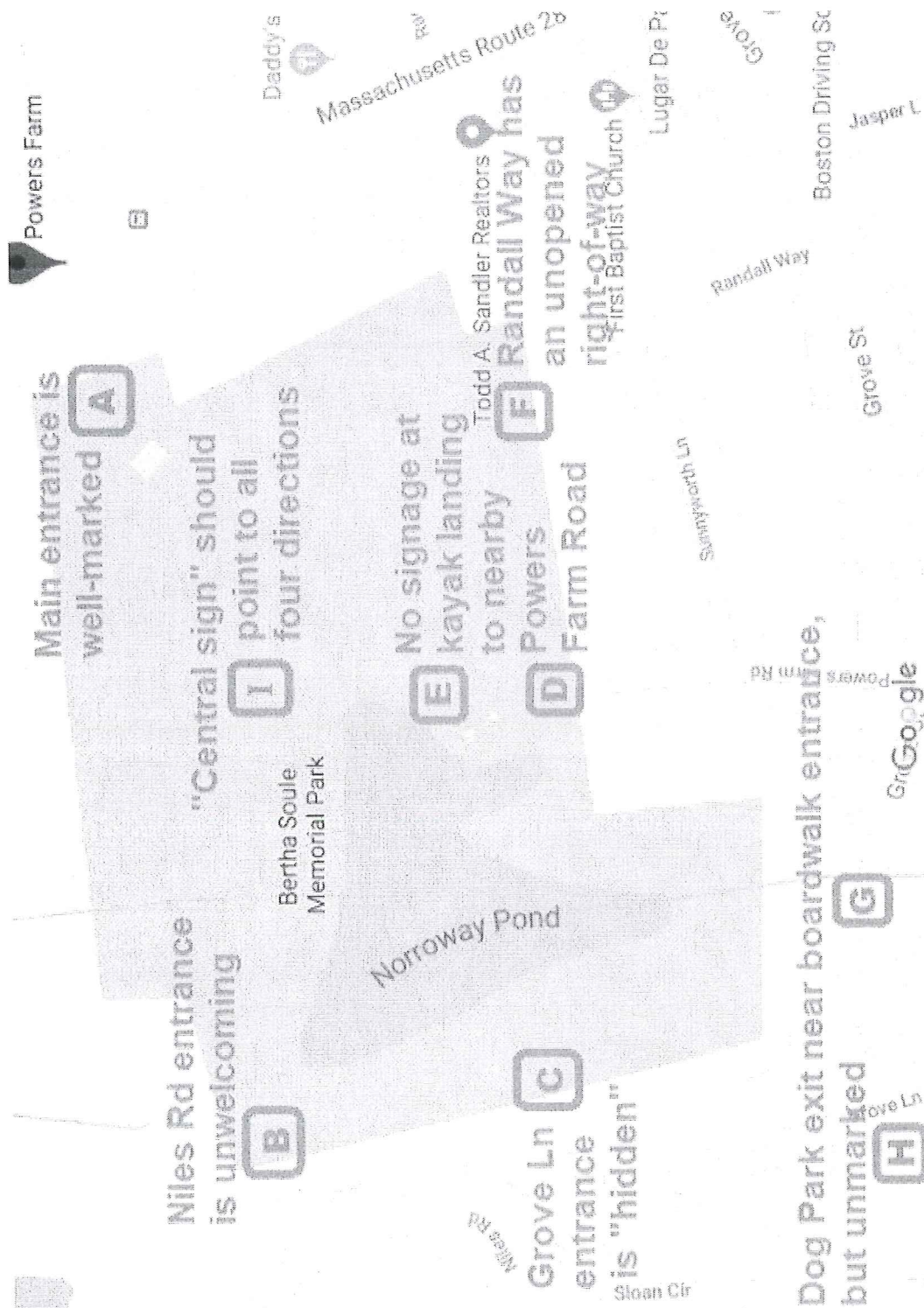
The letters "A" through "I" indicate points shown on the map below.

- A. The main entrance to Powers Farm on North Main Street has adequate signage and a welcoming appearance. I believe most residents consider this the ONLY entrance to Powers Farm – the rest of the map indicates how we might better mark the OTHER entrances.
- B. The Niles Road entrance, in contrast, has a particularly "unwelcoming" appearance. On Niles Road, the abutter has a "No Trespassing" sign – it is on his property, as is his right, but there is no corresponding sign on the public right-of-way indicating where the "No Trespassing" rule terminates. In addition, there is a large and sturdy (and always closed) "car gate" blocking the entire right-of-way. People DO walk around the car-gate, which can be observed by the worn foot-path around it – but there should be a sign indicating ***"Welcome to Powers Farm."*** If one gets past the car gate and proceeds up the right-of-way, there is a wire fence that partially blocks the walkway. That wire fence should be replaced with another sign saying ***"Powers Farm straight ahead; Soule Park and Boardwalk to the right"*** (two signs and two signposts).
- C. Turning south from the Niles Road entrance, there is a path along Norroway Pond towards Soule Park on Grove Lane. That path runs very close to several abutters' backyards and would benefit from signage so that pedestrians would know they are not trespassing on private property. The path splits at Soule Park to exit to Grove Lane, or to continue south to the boardwalk – a sign at that point could say ***"Soule Park / Grove Lane right; Boardwalk straight ahead."*** At the Grove Lane side of the exit, there is already a sign welcoming visitors to the park. But newcomers would never think to go up Grove Lane to see that sign! (We'll get back to a sign pointing TO the Grove Lane entrance in section H).
- D. Powers Farm Road has a "right-of-way" entrance to Powers Farm. On the Powers Farm Road side, there are "Private Property" signs posted on what appears to be public property (I suspect the abutters placed those signs to avoid others parking there). The entrance could use a sign saying ***"Welcome to Powers Farm; Norroway Pond straight ahead"***. The real issue for this entrance is on the park side....
- E. The Powers Farm Road entrance leads directly to the "kayak landing" on Norroway Pond. The kayak landing is a wooden deck – lovely for getting into kayaks – but even people using the kayaks don't realize that there's another way out, just off the south side of the wooden deck. There should be a sign on the kayak landing indicating ***"Powers Farm Road left; North Main Street straight then right"***.

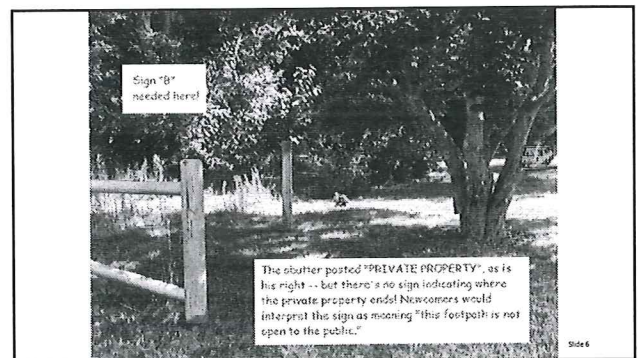
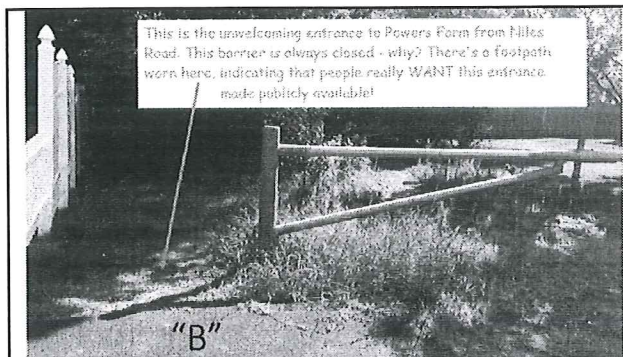
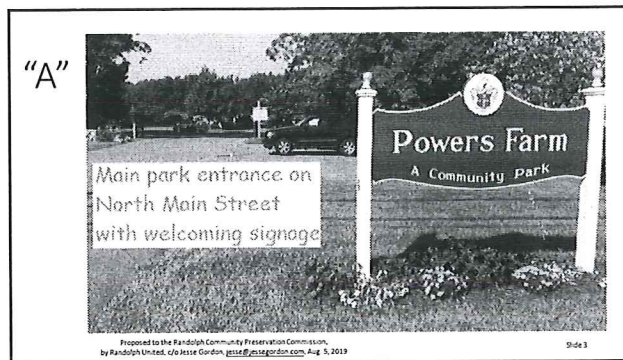
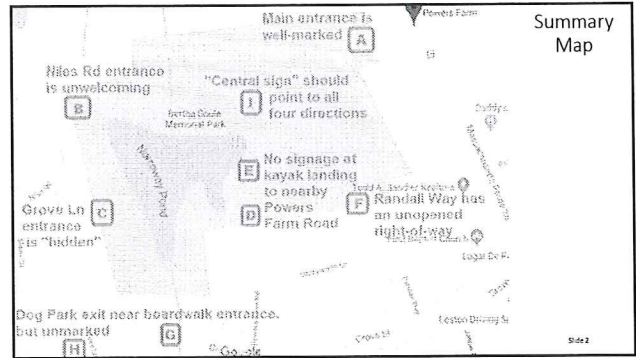
- F. Randall Way seems to be a closed right-of-way – there a steel barrier at the dead-end of Randall Way, with no obvious way to enter the park, and a fence beyond the steel barrier. Inside the park, there is a foot path that dies out before quite reaching Randall Way. Is this a public right-of-way? If so, opening a path through the fence, and adding signage, would initiate foot traffic that would create a footpath. A sign would be appropriate **"Welcome to Powers Farm"** on the Randall Way side, and **"Exit to Randall Way"** on the footpath (two signs at two locations).
- G. The Boardwalk entrance on Grove Street has a welcoming appearance, but no hint of where it actually leads! This is the most common "walking route" for residents in-the-know, but how can newcomers come to know about it? A sign on Grove Street should say **"Welcome to the Boardwalk; Powers Farm straight ahead 500 yards."** In the other direction, the sign should say **"Goldstein Open Space footpath straight; Dog Park right"**. At the end of the Open Space footpath, there should be a sign, **"Boardwalk straight ahead; Dog Park 100 yards to the left"** and on the other side **"West St, straight 500 yards."**
- H. The Dog Park entrance itself is marked on Grove Street, but there's nothing indicating what's available to people exiting the Dog Park. A sign there should say **"Grove Street Park Entrance straight ahead; Boardwalk right"**.
- I. There might be one more "central sign" in the middle of the park, indicating what's available in all four directions (or five, if Randall Way is opened). Something like **"North 100 yards to woods walkway; east 500 yards to North Main Street; south 500 yards to kayak landing; west 500 yards to Niles Road."** I'll count this as two signs, since that's a lot of text for one sign – but perhaps it would be four small signs, all on one signpost, aligned in the proper direction.

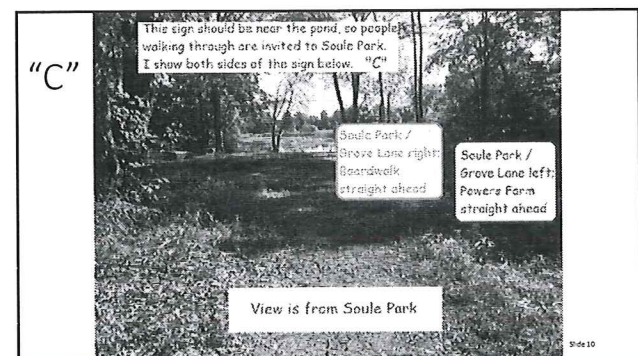
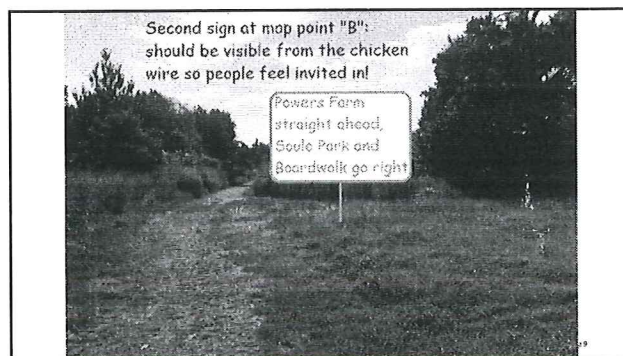
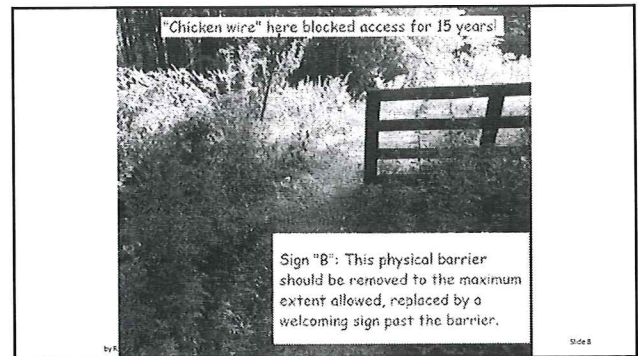
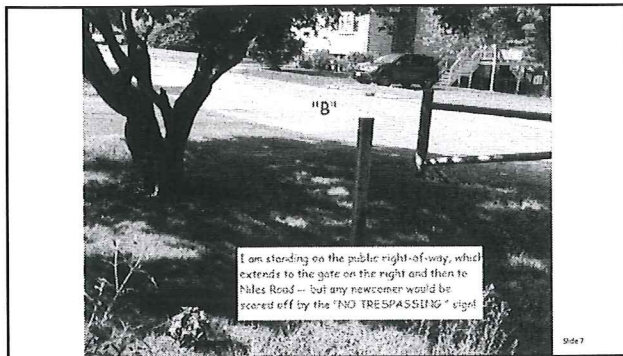
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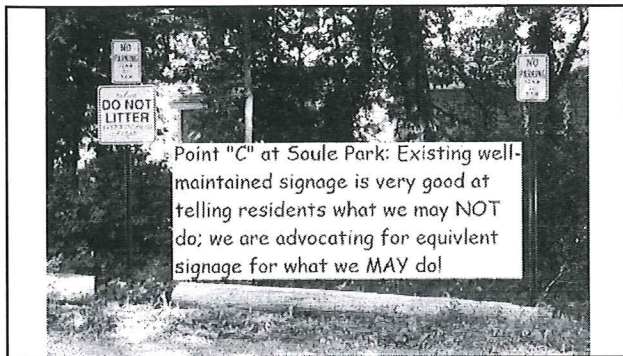
"Attached map"



Attached Powerpoint
(can be attached to email too)





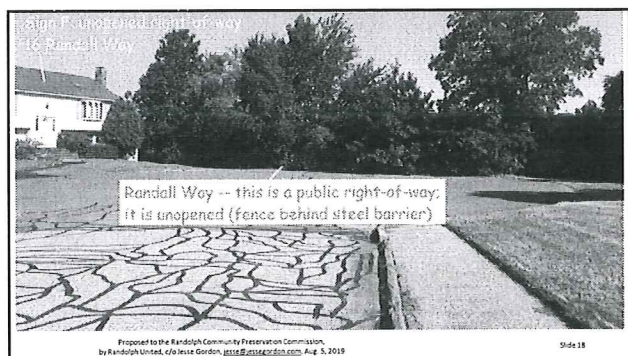
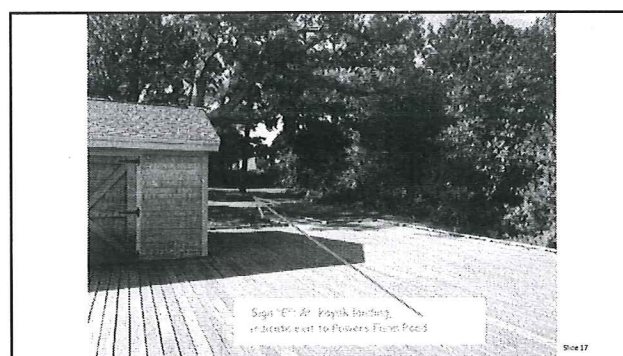
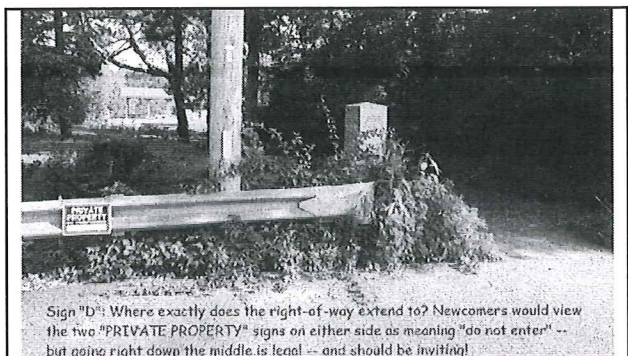
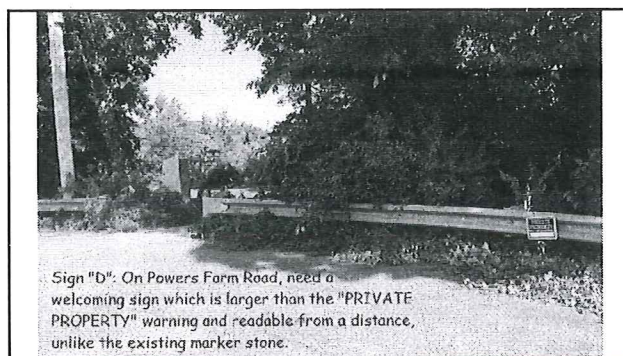


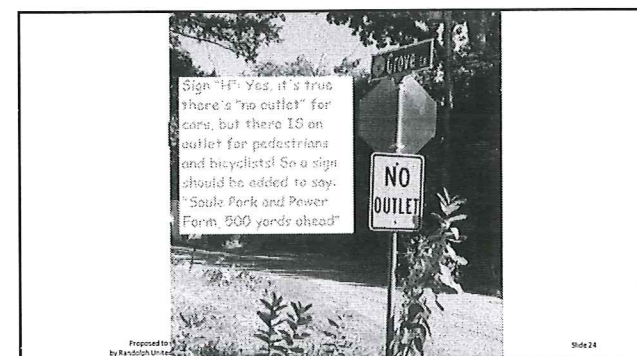
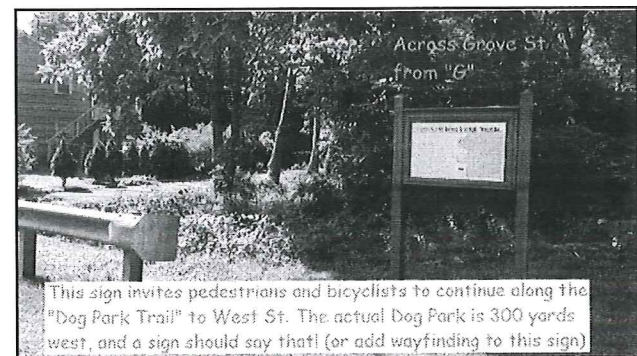
Powers Farm Signage:

This sign is a few steps away from the lovely hand-painted sign shown previously. There's nothing WRONG with this sign, but there's no consistent format or logo.

Since we're suggesting a dozen signs to be placed all at once, we'd like to propose that the CPC choose a consistent format and a color logo that can be spotted from the distance (that's an old hiking trail trick -- so you can see the next logo from the previous one).

Proposed to the Randolph Community Preservation Commission, by Randolph United, c/o Jesse Gordon, jgordon@randolph.com, Aug. 5, 2019







Powers Farm Signage

c/o Jesse Gordon
Randolph United PAC
P.O. Box 448
Randolph MA 02368

Proposed to the Randolph Community Preservation Commission,
by Randolph United, c/o Jesse Gordon, jessie@randolphcp.com, Aug. 5, 2019

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